

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** TU 12-1-06, Regency Square Parcel A, 4765 Southwest 148th Avenue, generally located on the northwest corner of SW 148 Avenue and Palomino Drive (SW 50 Street), within Regency Square shopping center.

**AFFECTED DISTRICT:** District

**TITLE OF AGENDA ITEM:** Temporary Use Permit for a construction trailer.

**REPORT IN BRIEF:** The applicant is requesting approval for a temporary construction trailer, storage trailer, and portable toilets for the Regency Square Parcel A development approved by the Town Council on June 15, 2005. The construction trailer will provide a temporary office for internal use only, while the storage will house equipment after working hours. The temporary trailers and portable toilets will be located at the northwest corner of the subject site, 95 feet from the west property line and approximately 800 feet from Palomino Drive (SW 50 Street). The access to the subject site is through the main entrance facing Palomino Drive (SW 50 Street). No residential streets will be obstructed with the placement of construction trailer. The construction trailer will be removed upon the issuance of the last certificate of occupancy (C.O.).

**DURATION OF EVENT:** To the date of the issuance of the last C.O. for Regency Square Parcel A Development.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that temporary construction trailer will be adequately separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition, the following conditions apply:

- (1) Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized. The applicant shall file such authorization with the Development Services Department.
- (2) A building permit must be secured prior to the placement of the construction trailer.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Development Review Committee has reviewed the application and has no objections to the request.

**FISCAL IMPACT:** No

Has request been budgeted? n/a

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Aerial, Zoning, and Subject Site Map, Site Plan

**Attachment “Aerial, Zoning, and Subject Site Map”**



The Town of Davie  
Development Service Department  
Planning & Zoning Division



